

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 21, 2007

One More, LLC  
P.O. Box 361  
Montrose, AL 36559

**Re: Case #ZON2007-02787 (Planned Unit Development)  
Perch Creek Preserve Subdivision**

North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending West and South to Perch Creek.

Planned Unit Development Approval to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.

Dear Applicant(s) / Property Owner(s):

At its meeting on December 20, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow a gated, 18'-wide, aggregate-surfaced private street single-family residential subdivision with reduced lot widths and sizes, reduced front and side setbacks, and increased site coverage of 50%.

After discussion, it was decided to holdover this plan until January 17, 2008, to allow the applicant to:

- 1) submit a Flood Study;**
- 2) submit a Traffic Impact Study;**
- 3) Revise the plan to comply with the International Fire Code (specifically, but not limited to, Section 503);**
- 4) Revise the plat to illustrate locations of one-way and two-way surfacing, and areas of asphalt paving or pavers;**
- 5) submit justification for aggregate surfacing in lieu of paved surfacing as required by the Subdivision Regulations;**
- 6) Revise the plan to illustrate areas of clearing and/or improvements within the park areas illustrated in the private street rights-of-ways;**
- 7) provide information regarding the areas denoted as "Park", explaining the difference between "Park" and "Common Area", and if the "parks" are to be private or dedicated parks;**

- 8) provide verification of the adequacy of the culvert/structure on Winston Road to accommodate fire apparatus and the increased traffic generated by the development;
- 9) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies shall be provided prior to the issuance of any permits or land disturbance activities;
- 10) Placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 11) revision of the plat to reflect minimum finished floor elevation and square footage for each lot.

All additional information and revised drawing to be submitted by December 27, 2007.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 21, 2007

One More, LLC  
P.O. Box 361  
Montrose, AL 36559

**Re: Case #SUB2007-00304 (Subdivision)**

**Perch Creek Preserve Subdivision**

North side of Winston Road, 1100'± West of Dauphin Island Parkway, extending  
West and South to Perch Creek.

116 Lots / 85.1± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on December 20, 2007, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until January 17, 2008, to allow the applicant to:

- 1) submit a Flood Study;
- 2) submit a Traffic Impact Study;
- 3) Revise the plan to comply with the International Fire Code (specifically, but not limited to, Section 503);
- 4) Revise the plat to illustrate locations of one-way and two-way surfacing, and areas of asphalt paving or pavers;
- 5) submit justification for aggregate surfacing in lieu of paved surfacing as required by the Subdivision Regulations;
- 6) Revise the plan to illustrate areas of clearing and/or improvements within the park areas illustrated in the private street rights-of-ways;
- 7) provide information regarding the areas denoted as "Park", explaining the difference between "Park" and "Common Area", and if the "parks" are to be private or dedicated parks;
- 8) provide verification of the adequacy of the culvert/structure on Winston Road to accommodate fire apparatus and the increased traffic generated by the development;
- 9) placement of a note on the plat stating that the approval of all applicable federal, state and local agencies shall be provided prior to the issuance of any permits or land disturbance activities;
- 10) Placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and

**Perch Creek Preserve Subdivision**  
**December 21, 2007**  
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**11) revision of the plat to reflect minimum finished floor elevation and square footage for each lot.**

All additional information and revised drawing to be submitted by December 27, 2007.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Engineering Development Services, LLC